



AGENDA
HAYWARD PLANNING COMMISSION
777 B STREET
Hayward, CA 94541-5007
Thursday, June 12, 2003

MEMBERS OF THE AUDIENCE WISHING TO ADDRESS THE PLANNING COMMISSION:

Obtain a speaker's identification card, fill in the requested information, and give the card to the Commission Secretary. The Secretary will give the card to the Commission Chair who will call on you when the item in which you are interested is being considered. When your name is called, walk to the rostrum, state your name and address for the record and proceed with your comments. Copies of reports are available from the Commission Secretary.

AGENDA

7:30 P.M. COUNCIL CHAMBERS REGULAR MEETING

ROLL CALL

SALUTE TO FLAG

PUBLIC COMMENT – NON AGENDA ITEMS *(The PUBLIC COMMENTS section provides an opportunity to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Commission is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff).*

PUBLIC HEARING

- 1. Modification of Conditional Use Permit Application No. PL-2003-0200 and Variance Application No. PL-2003-0201 – Parwani & Associates, Inc. (Applicant), Shakil Bafaiz (Owner) –** Modification of Existing Auto Service Station to Allow the Expansion of a Mini-Mart with a Variance to Allow Less Than 20 Percent Landscaped Area and Zero Lot Line Setbacks on a 10,703-Square-Foot Lot Where a 20,000-Square-foot Lot is Required – The Property is Located at 392 West Harder Road
- 2. Appeal of Planning Director Denial of Site Plan Review No. PL-2003-0012 - James Jensen (Applicant/Owner) –** Request to Construct a Single-Family Dwelling with a Two-Car Garage that Exceeds 50 Percent of the Frontage of the Dwelling – The Property is Located at 24431 Second Street
- 3. Site Plan Review No. 01-130-11 and Variance No. PL-2003-0236 – Chris Zaballos for R. Zaballos & Sons, Inc. (Applicant)/Zaballos Enterprises and John Erickson (Owners) -** Request to Remodel and Reface an Existing Warehouse Building, Demolish an Existing Residence and Build a Two-Story Retail/Office Building with No Setback along the Main Street Frontage Where 4-Foot is Required – The Project is Located at 22405 Through 22425 Main Street, at the Corner of Hotel Avenue



Assistance will be provided to persons requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons needing accommodation should contact Debbie Nelson 48 hours in advance of the meeting at (510) 583-4205, or by using the TDD line for those with speech and hearing disabilities at (510) 247-3340.

4. **Site Plan Review PL-2003-0177/Vesting Tentative Map Tract 7436 PL-2003-0178 – The Olson Urban Housing LLC (Applicant)/City of Hayward Redevelopment Agency (Owner) – Request to Construct 46 Condominium Residences on 1.95 Acres - The Property is Bounded by Atherton, Watkins, "C" and "D" Streets**

ADDITIONAL MATTERS

5. Oral Report on Planning and Zoning Matters
6. Commissioners' Announcements, Referrals

APPROVAL OF MINUTES

- May 8, 2003
- May 22, 2003

ADJOURNMENT

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing. **PLEASE TAKE FURTHER NOTICE** that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.